



La Vecindad (The Neighborhood)



News from the Bernalillo County Zoning, Building, and Planning Department

Volume 5, Issue 3

August/September/October 2001

Zoning Ordinance Revisions

On July 11, 2001, the Bernalillo County Planning Commission (CPC) and Albuquerque/Bernalillo County Extraterritorial Land Use Commission (ELUC) met in a combined hearing to review proposed changes to the County and Extraterritorial Zoning Ordinances. After the lengthy hearing, the Commissions voted to appoint a task force to review the proposed changes and report back at another joint hearing of the CPC and ELUC within 90 days.

The task force is made up of 10 members, including a total of five representatives of the CPC and ELUC, and five individuals from the community. The community members were selected to provide representation from each area of the county, namely the North Valley, the South Valley, the East Mountains, and North Albuquerque Acres. They also represent a broad cross section on interests, including those concerned with livestock issues, the business community, and neighborhood issues.

(continued on Page 2)

In this issue	Page
Zoning Ordinance Revisions	1
Building Ordinance Amendments	1
Internet News	2
Parks and Recreation	3
Plan Update	3
Environmental Health	3
Housing News	4
Neighborhood Associations	5
East Mountain Lighting Ordinance	5
Meeting Dates and Deadlines	6

Building Ordinance Amendments

The Bernalillo County Building Official is proposing changes to the County Building Ordinance that will amend the 1996 Bernalillo County Building Ordinance. The last amendment cycle occurred in July 1996. The amendments will be presented to the Bernalillo County Commission on August 28, 2001 for publication approval in the local newspaper as required by law. The public hearing will be held in September.

These proposed amendments seek to achieve compliance with the Minimum Building Code Standards, adopted by the New Mexico Construction Industries Commission. The Construction Industries Commission had adopted the 1997 Uniform Building Codes in December 1998. Bernalillo County is now required to enforce these standards.

The revisions are comparable to those in the City of Albuquerque Administrative Code. These will help provide for a more uniform building code and enforcement process in Bernalillo County.

In addition to the amendments, the Building Official is proposing the adoption of the 1997 Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. Growth in Bernalillo County has resulted in increased demand for a strategy to address blight conditions in parts of the county. Adoption of the 1997 Uniform Housing Code will aid the community by providing a minimum set of standards for existing residential structures. The standards described in this code will provide a process for resolving problems associated with public nuisance on residential properties.

(continued on Page 2)

(Continued from p. 1—Zoning Ordinance)

The task force will meet regularly in August and September. They will review the proposed changes and make recommendations to the Planning Commissions regarding changes that should either be adopted as written, or revised or eliminated from the changes altogether. Wherever possible, the task force will suggest amended language for those portions of the ordinance that they feel should be revised. The task force meetings are open to the public.

The next CPC/ELUC hearing regarding the revisions has been scheduled for Wednesday, October 24, at 9 a.m. in the City Council/County Commission Chambers.

For additional information, contact Sandy Fish, Zoning, Building and Planning Director, at 924-3700. You can also send written comments concerning the proposed Zoning Ordinance revisions to the Zoning, Building and Planning Department, 600 Second Street NW, Suite 400, Albuquerque, NM 87102.

Internet News:



The County Zoning, Building, and Planning Department has information on it's the County's web site at www.bernco.gov including the following:

- Meeting schedules and agendas
- Application for zone change/special use permit
- Extraterritorial zoning ordinance (draft)
- Affordable housing impact fee waiver
- County and Extraterritorial Zoning Ordinance
- Extraterritorial Subdivision Ordinance
- Building Ordinance (draft)

La Vecindad is published on a Quarterly basis by the Bernalillo County Zoning, Building, and Planning Department.

****Contributions (e.g., articles, announcements) are welcome!!****

Submit articles or news to:
Catherine VerEecke, Program Planner,
600 Second St. NW, Suite 400
Albuquerque, NM 87102,
Or Email: cvereecke@bernco.gov

(Continued from p. 1 - Building Code)

Adoption of the Uniform Code for the Abatement of Dangerous Buildings is another measure that will aid in addressing blight problems. This code applies to commercial and residential structures. It provides a fair and equitable process for the repair, removal or demolition of dangerous buildings in the county.

Discussion of the amendments has occurred since early this year. The amendments have been available on the County Web Site (www.bernco.gov) since May, and a letter was sent to all registered neighborhood associations in the county. The letter requested comments on the revisions and offered each association a copy of the draft at no cost. Members of the Building Section staff then conducted six meetings to introduce these proposed amendments to the community. Copies of the proposals have also been provided to the Chief Judge of the Metro Court System, PNM, the Bernalillo County Building Code Board of Appeals (which includes architects, engineers, contractors and subcontractors) and to members of the construction community, including the Home Builders Association of Central New Mexico.

To find out more about the amendments and the two new codes call Tobias M. Perea, Building Official, at 924-3709.

How to reach us...



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Parks and Recreation News: Renovation of Historic Hubbell House

A community-clean-up of the historic Hubbell House and property took place on Saturday August 4th from 9 a.m. until early afternoon. Bernalillo County Open Space staff and members from the Committee to Preserve the Hubbell Property donned work gloves to remove debris. This work served as a "kick-off" for the architectural renovation design work that will begin in the fall 2001. UNM students from the Design Planning Assistance Center (DPAC) will be aiding the County for a portion of this project. Renovation design work proposals are being solicited and an architect should be selected by September 2001. For more information, please call Park Planner Clay Campbell or Open Space Intern Kathy Begeal at 222-3603.

Plan Update: Comprehensive Plan

On August 1st, the Extraterritorial Land Use Commission, County Planning Commission, and the Environmental Planning Commission (City) considered amendments to the Albuquerque/Bernalillo County Comprehensive Plan at a joint public hearing. The first amendment proposed text, policies, and amendments a map pertaining for a **Centers and Corridors Plan**. This seeks to provide a framework for targeting public infrastructure investment, streetscape, and transit and pedestrian improvements, as well as private development incentives to create a more efficient and sustainable urban form.

The second amendment includes text, policies, and a map associated with "**Community Identity**." It delineates 13 areas in the City and County, apart from existing neighborhoods, which appear to have relatively distinct social, historical, architectural, and demographic composition. The amendment suggests that the identity and quality of life in each of the areas should be enhanced in future planning activities.

The next joint public hearing is scheduled for September 10, 9 a.m. in the City Council/County Commission Chambers, One Civic Plaza.

Bernalillo County Environmental Health Department in Action

Have you ever wondered what the Bernalillo County Environmental Health Department BCEHD is up to? Its mission is to work with the community to preserve and protect a quality environment that assures optimum public health and safety. In the article below you can read about a few of the ways we work to accomplish our mission.

Collaborating with Community: The First Ever South Valley Reverse Conference.

On June 21st, residents of the South Valley attended an open invitation meeting to discuss environmental health concerns and solutions to problems in their community. Community-identified concerns included air quality, solid waste and illegal dumping, groundwater protection/contamination, health issues related to environmental contamination, and land use and development. Community members recommended solutions to help solve environmental health issues in the South Valley. Recommended solutions will be used by the BCEHD in the planning process to develop or adjust programs to better meet community needs. Reverse Conferences will be held in each quadrant of the County (location and time yet to be determined).

Working to Ensure Safe Recreational Water: (County Public Pool Inspections).

Bernalillo County Environmental Health Inspectors work with public pool operators to make sure that swimming pools are safe. Our Health Inspectors visit pools throughout the season to make sure the water is free from harmful bacteria and to minimize other hazards.

Assessing the Water Quality: Monitoring Wells.

Bernalillo County government, along with the City of Albuquerque, the Office of the State Engineer, and the United States Geological Survey have installed an important network of ground-water monitoring wells in Bernalillo County. Bernalillo County has monitoring wells located in the South Valley, South
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(Environmental Health, con't)

West Mesa, North West Mesa, North East Heights, and East Mountain Area. Data collected from these wells include water quality and water-table levels, and will help determine what the long-term effects of using ground water are on the region's water supply.

Helping to Connect People to Municipal Sewer Lines: The PIPE Program.

The Bernalillo County PIPE Program, *Partners in Improving and Protecting the Environment*, is a low-income assistance program to help families with the costs associated with connecting to sewer. Connecting to municipal sewer lines where available helps to protect ground water. To date the PIPE Program has assisted over 1700 families.



The Brownfields Workforce Training Grant.

The Brownfields Workforce Training Grant is a grant to train approximately sixty people from Welfare-to-Work and similar programs as Environmental Technicians. The grant also assists in finding employment in the environmental field for graduates. The training and support services are free to all participants. The BCEHD entered into a contract with the Albuquerque Technical Vocational Institute (TVI) to train three groups of approximately 20 students. Thus far, three trainings for a total of 56 students have been conducted. The fiscal management of the grant will allow BCEHD to conduct a fourth training.

If you have questions about the information contained in this article or about any Bernalillo County Environmental Health Department programs, contact 924-3650.

REHABILITATION PROGRAM

FOR PROPERTY OWNERS IN THE UNINCORPORATED AREAS OF BERNALILLO COUNTY

The Bernalillo County Housing Department (BCHD) received \$390,000 from the New Mexico Mortgage Finance Authority (MFA) for its 2000 Owner Occupied Rehabilitation Program. These funds will be used to assist 13 applicants in the rehabilitation construction of their home.

The purpose of this program is to assist low-income individuals or families in the unincorporated areas of the Bernalillo County. BCHD will bring the qualified applicant's owner occupied home up to construction standards and provide residents with decent, safe and sanitary conditions. The program allows work on roofing, weatherization, electrical, plumbing and heating as well as other items related to housing construction.

Each project is assessed and a work summary is developed along with a cost estimate to determine if the project qualifies for the program. Applicants will be allowed to budget up to \$ 30,000 to have work performed by a licensed contractor. All work is inspected by County Building and Zoning Inspectors to ensure proper installation and strict code enforcement.

The money is a zero percent loan to the applicant, who must pay the money back to the MFA if the property is ever sold, transferred or refinanced in any way. The maximum amount a family of four can earn and qualify for the above program is \$24,500.

Those applicants exceeding 49.9% or \$ 24,500 of the median income will pay the loan back at a higher interest rate, on a monthly basis, over a 20-year period.

If you are interested in this program please pick up an application at the Bernalillo County Housing Dept. at 1900 Bridge Blvd. SW, Albuquerque, NM or call David Kortz at (505) 314-0208.

Bernalillo County Neighborhood Associations

As Bernalillo County continues to grow and development spreads throughout the County, Neighborhood Associations provide a key voice in the decision making process. They are now an integral part in various levels of County government (from land use decisions to committee representatives) and their role will become even more important in the future.

Bernalillo County's Neighborhood Associations are based on the basic principle of people working together to create a better place to live. Having confidence and involvement in confronting the issues within Bernalillo County are probably the two most important factors to a successful Association. This effort cannot take place without the hard work and dedication that each member contributes to their Association.

The County welcomes Neighborhood Associations and acknowledges their importance to the future growth of the County. The County Neighborhood Associations Staff representative is Richard Macpherson. He can be reached at 924-3700.



OUTDOOR LIGHTING TIPS

For extensive information on outdoor lighting issues, go to the following web site:

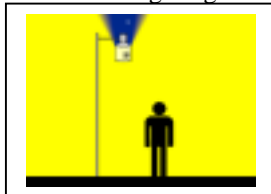
www.darksky.org (International Dark Sky Association)

Examples:

Efficient Lighting



Inefficient Lighting

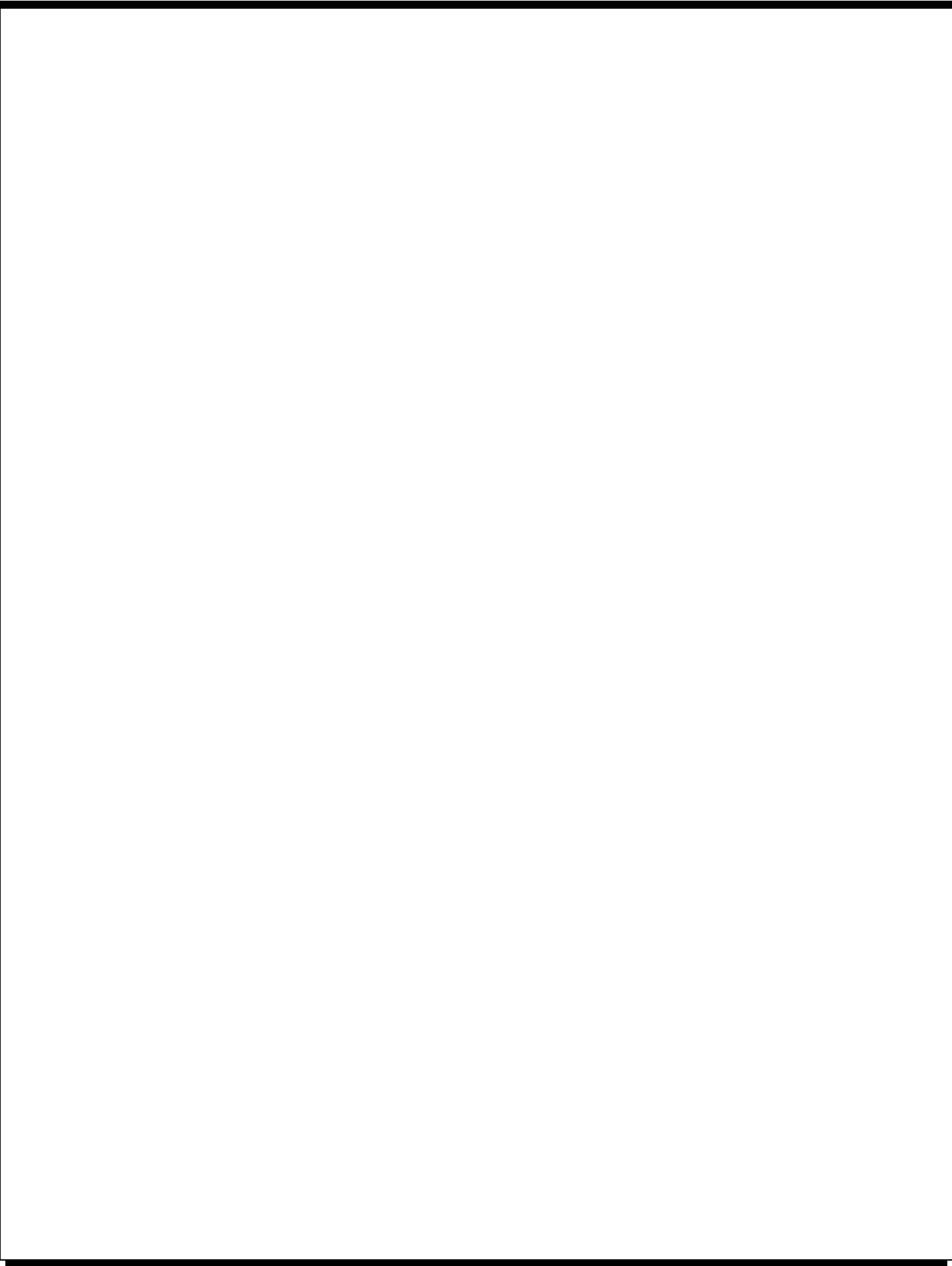


East Mountain Light Ordinance

Bernalillo County Planning Division has initiated the review and revision of its 'East Mountain Light Pollution Ordinance,' and has held two public meetings at the Los Vecinos Community Center in Tijeras. Thus far, the review has obtained input on the lighting and the existing ordinance from residents and businesses from the East Mountain area. More than 40 individuals answered a questionnaire sent out to area neighborhood associations and businesses. A vast majority of respondents and meeting participants stated that outdoor lighting is a serious issue and that effective regulations are critical for preserving the area's dark skies. However, about half of the respondents, in addition to several individuals who attended the first two meetings, stated that they were not familiar with the lighting ordinance. More than 20 individuals have volunteered to serve on the steering committee to evaluate the lighting standards and requirements and the procedures that were established by the Ordinance in 1991. Committee members recognized that the Ordinance is only one component of limiting 'light pollution.' Equally if not more important is educating the public about the regulations in the Ordinance, about how lighting on their property can be improved, and about the sale or use of some types of lights (i.e., mercury vapor lights) that are now prohibited by both the Ordinance and State law. In addition, some of the issues relate to the lack of manpower on the part of Bernalillo to enforce the Ordinance. Currently, only one zoning inspector is assigned to the East Mountain Area.

The steering committee plans to have a draft of the revised Ordinance available for review during the Fall.

For further information contact Catherine VerEecke, Program Planner, via e-mail at cvereecke@bernco.gov or phone 924-3725. Or see County website: www.bernco.gov



Meetings and Deadlines for August 2001- October 2001 - Bernalillo County

	ELUC (Extraterritorial Land Use Commission—Joint City and County)				CPC (County Planning Commission)			
Application Deadline	7/24	8/28	9/25	10/23	7/24	8/28	9/25	10/23
Hearing	9/5	10/3	11/7	12/5	9/6	10/4	11/8	12/6
	The ELUC reviews applications for zoning changes and appeals of CDRA and ZA decisions for County lands within 3 miles of the City of Albuquerque, and for major subdivisions within 5 miles of the City. Venue: 9 a.m., Council/Commission Chambers, One Civic Plaza				The CPC reviews requests for zoning changes and appeals of CDRA and ZA decisions for County lands at least 3 miles from the City of Albuquerque and major subdivisions that are at least 5 miles from the City. Venue: 5:30 p.m., Plaza Del Sol Meeting Room, 600 Second St. NW, Garden Level			

	ELUA (Extraterritorial Land Use Authority—Joint City and County)				BCC (Board of County Commissioners)			
Hearing	8/28	9/25	10/30	11/27	8/28	9/25	10/30	11/27
	The ELUA gives final approval of ELUC recommendations. Venue: 2 p.m., Council/Commission Chambers, One Civic Plaza				The BCC gives final approval of the recommendations of the CPC. Venue: 5:30 p.m., Council/Commission Chambers, One Civic Plaza			

	EDRA/CDRA (Extraterritorial/County Development Review Authority)				ZA (Zoning Administration)			
Application Deadline	9/4	9/18	10/2	10/16	8/13	9/10	10/8	11/12
Meeting	9/13	9/27	10/11	10/25	9/11	10/9	11/13	12/11
	EDRA/CDRA reviews applications for new subdivisions, boundary line adjustments, and replats of subdivided tracts of land within and outside the 'Extraterritorial Area.' Venue: 9 a.m. Meeting Room, Plaza Del Sol, 600 Second St. , NW, Garden Level				ZA reviews applications for zoning variances and conditional use permits Venue: 9a.m., Council/ Commission Chambers, One Civic Plaza			

County Holidays

Labor Day – September 3



For meeting agendas, notices of decisions, and other Department items, see our Website---

www.bernco.gov.....
(click on Zoning, Building, and Planning Department, or on Agendas.)

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ADDRESS CORRECTION REQUESTED

BC01 - 1403(LP)
